



9 Beechmount Park
Murrayfield, Edinburgh, EH12 5YT



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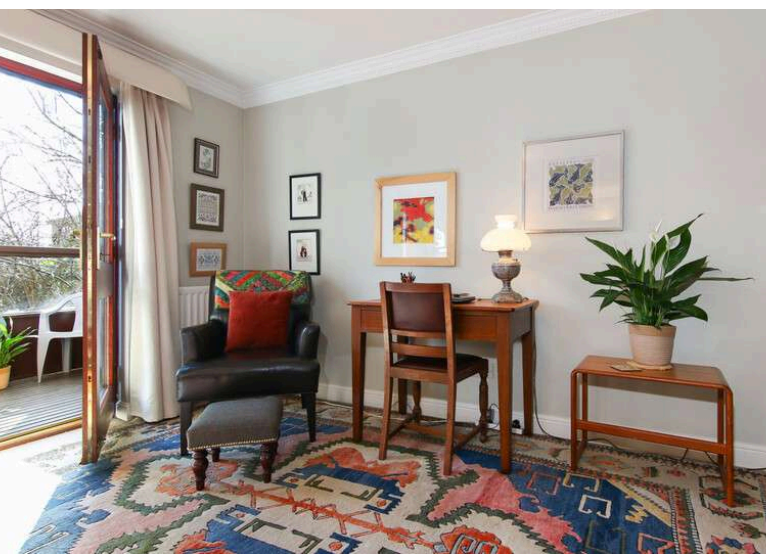


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Beechmount Park, Murrayfield

Generously proportioned, bright and attractively presented End Terraced Townhouse occupying a corner position in this exclusive, modern yet mature cul-de-sac development.

- Entrance vestibule & Reception hall
- Sittingroom with balcony off
- Kitchen/dining room/family room
- Conservatory
- Separate w.c.
- Master Bedroom with dressing area & en-suite
- 2 further double bedrooms
- Family Bathroom
- Private garden to the rear
- Driveway & Garage with store
- Gas central heating & Double glazing



Home Report: £575,000

EPC Rating: C

Generously proportioned, bright and attractively presented End Terraced Townhouse occupying a corner position in this exclusive, modern yet mature cul-de-sac development in the highly regarded Murrayfield district of the City.

The accommodation extends to over 170 square metres and comprises, on the ground floor, covered entrance porch, vestibule, reception hall and integral single garage with storage area.

The first floor offers a good sized storage cupboard and leads to the generous south-facing sitting room with access to a sunny private balcony, a cloakroom/WC, large open plan kitchen/dining room/family room and a conservatory.

The upper floor boasts 3 deep storage cupboards and provides access to the spacious master bedroom with 3 built-in wardrobes, dressing area & en-suite shower room, two further double bedrooms, both with built-in wardrobes and a family bathroom.





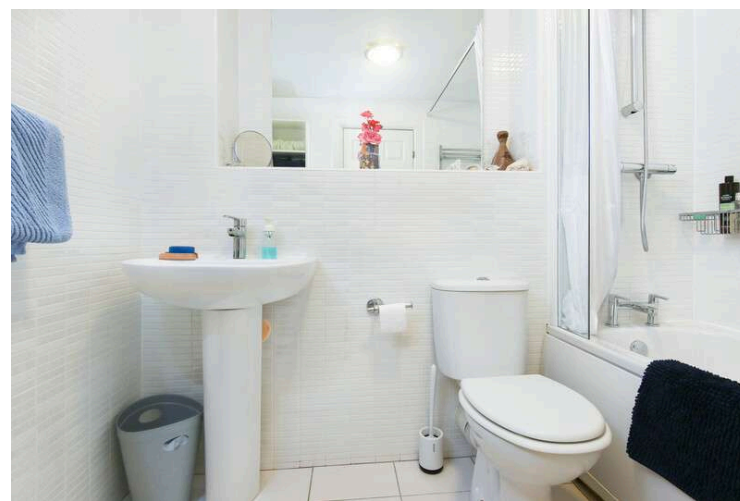
Gas central heating and double glazed windows help ensure a warm yet cost-effective home.

There is an area of mature and easily manageable private garden ground to the rear and a double monoblock driveway affords off-street parking for two cars and leads to the aforementioned integral single garage. Visitor parking is also available within the development.

It is anticipated that this home will prove to be of particular interest to the growing family and early viewing is highly recommended to fully appreciate what is on offer.

Extras: To include all fitted carpets and fitted floor coverings, light fittings, curtains, blinds, the integrated kitchen appliances and the free standing washing machine.

NB. Please note, there is a charge of approximately £300 per annum, payable to the Residents Association for the maintenance of the communal grounds and trees.



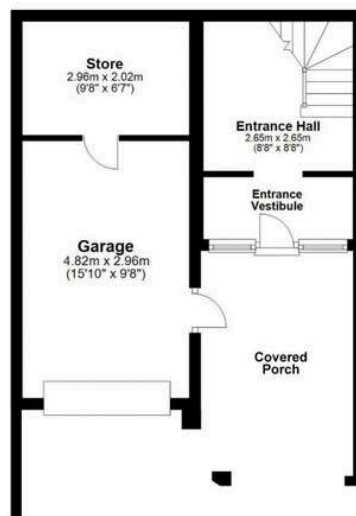
Laying claim to the home of Scottish Rugby, Murrayfield is renowned as one of the capital's most exclusive residential areas.

A range of supermarkets, independent shops, takeaways and pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques is close by.

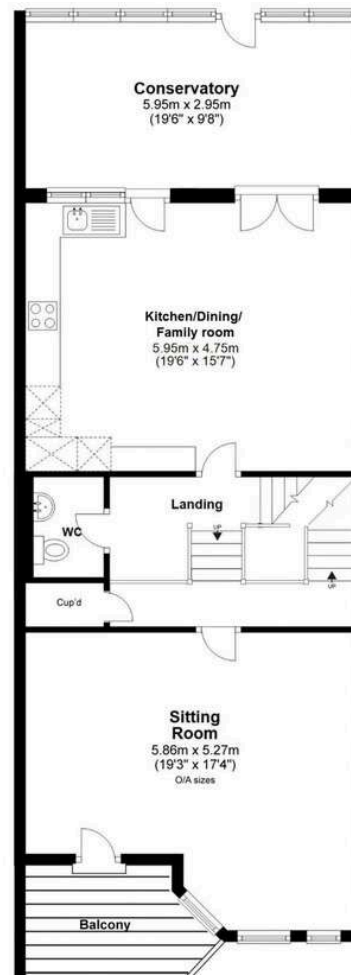
Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College.

Commuting is made easy with excellent public transport options nearby including Haymarket train station, the tramline and bus services. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

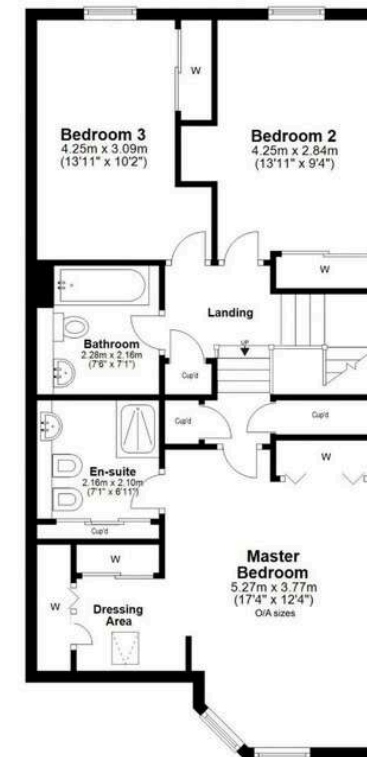
Total Area: approx.
172.0 sq.metres
(1851.8 sq. feet)
(Including Conservatory)
(Excluding Garage and Store)



Ground Floor
Approx. 10.2 sq. metres (110.1 sq. feet)



First Floor
Approx. 88.5 sq. metres (952.7 sq. feet)



Second Floor
Approx. 73.3 sq. metres (788.9 sq. feet)



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